



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD North/0303/2015-16

Dated: 12-12-2019

16-12-19

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 1 to 15 and Building – 16 for Club House at Property Katha No. 320/5/2, 5/3, Sy No. 5/2 & 5/3, Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 21-10-2019
2) Approval of Commissioner for issue of Occupancy Certificate dated: 30-11-2019
3) Plan sanction No.BBMP/Addl.Dir/JD North/LP/0303/2015-16, dated: 27-06-2016.
4) CFO issued by KSPCB vide Consent No. AW-315990 PCB ID 83520 Dated: 26-11-2019 .

The plan for construction of Residential Apartment Building Comprising of Building – 1, Wing – 1 & 2, Building – 2, Wing – 3 & 4, Building – 3, Wing – 5 & 6, Building – 4, Wing – 7, 8 & 9, Building – 5, Wing – 10, 11 & 12, Building – 6, Wing – 13, 14 & 15, Building – 7, Wing – 16, 17, 18, Building – 8, Wing – 19, 20, 21, & 22, Building – 9, Wing – 23 Building – 10, Wing 24, Building – 11, Wing – 25, 26, 27, 28, 29, 30, 31, 32, 33 & 34, Building – 12, Wing – 35, 36, 37, 38, Building – 13, Wing – 39, 40, 41, Building – 14, , Wing – 42, 43, 44, Building – 15, Wing – 45, 46, 47, Consisting of GF+4 UF for Residential Apartment Building –16 Consisting of GF+2 UF for Club House with Common Basement Floor having 979 dwelling units, at Property Katha No. 320/5/2, 5/3, Sy No. 5/2 & 5/3, Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bengaluru was sanctioned by this office vide reference (3) and the Commencement Certificate was issued for Bldg – 6, Wing – 14 & 15, Bldg – 7, Wing – 16, Bldg – 8 Wing – 19, Bldg – 11 Wing – 29 to 34, Bldg – 12 Wing – 35 to 38. Bldg – 13 Wing – 39, 41 and Bldg – 14 Wing – 42, 43, 44 (Totatilly 19 Wings) on 15-02-2017 and for Bldg – 1 Wing 1 & 2, Bldg – 2 Wing 3 & 4, Bldg – 3 Wing – 5 & 6, Bldg – 4, Wing – 7 to 9, Bldg – 5 Wing – 10 to 12, Bldg – 6 Wing – 13, Bldg – 7 Wing – 17 & 18, Bldg – 8 Wing – 30 to 32, Bldg – 9 Wing – 23, Bldg 10 Wing – 24, Bldg – 11 Wing 25 to 28, Bldg -13 Wing – 40, Bldg – 15 Wing – 45 to 47 (totally 28 Wings) and Bldg – 16 Club House on 13-04-2018 . KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4) and Occupancy Certificate is requested for Residential Apartment Building vide ref (1).

The Residential Apartment Building Comprising of Building – 1 to 15 and Building – 16 for Club House was inspected on 19-11-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on 30-11-2019 vide Ref No. (2). Demand for payment of Ground Rent, GST, compounding fees and Scrutiny Fees of Rs. 1,16,92,000/- (Rupees One Crore Sixteen Lakhs Ninty Two Thousand only), has been paid by the applicant in the form of DD No.063135 Dated. 10-12-2019 drawn on Kotak Mahindra Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-

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TP/000468, dated: 12-12-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential apartment building comprising of Building – 1, Wing – 1 & 2, Building – 2, Wing – 3 & 4, Building – 3, Wing – 5 & 6, Building – 4, Wing – 7, 8 & 9, Building – 5, Wing – 10, 11 & 12, Building – 6, Wing – 13, 14 & 15, Building – 7, Wing – 16, 17, 18, Building – 8, Wing – 19, 20, 21, & 22, Building – 9, Wing – 23 Building – 10, Wing 24, Building – 11, Wing – 25, 26, 27, 28, 29, 30, 31, 32, 33 & 34, Building – 12, Wing – 35, 36, 37, 38, Building – 13, Wing – 39, 40, 41, Building – 14, , Wing – 42, 43, 44, Building – 15, Wing – 45, 46, 47, Consisting of GF+4 UF for Residential Apartment Building –16 Consisting of GF+2 UF for Club House with Common Basement Floor having 979 dwelling units at Property Katha No. 320/5/2, 5/3, Sy No. 5/2 & 5/3, Yamaluru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 86, Mahadevapura Zone, Bangalore with the following details.

Building – 1 to 15 Residential Apartment and Building – 16 for Club House

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	45690.38	1178 No's of Car Parking, Pump Rooms, STP, DG Rooms, STP, Communication Room, Toilets, Service Area, Lobbies, Lifts and Staircases,
2	Ground Floor	24191.29	179 No of Residential Units, 03 No.s of Surface Parking, Toilets, Convenience Store, Banquet Hall 1 & 2, Store Room, Swimming Pool, Pantry 1 & 2, Loading and Unloading Bay, Kids Pool, Corridors, Lobbies, Lifts and Staircases,
3	First Floor	24157.79	200 No's of Residential Units, Mini Theatre, Badminton Court, Squash Court, Cards Room, Billiards Room, TT Room, Reading Room, Spa, Gymnasium, Steam, Sauna, Massage Room, Lobbies, Lifts and Staircases
4	Second Floor	23633.38	200 No's of Residential Units, Yoga / Meditation, OTS, TT, Balcony, Lifts and Staircases
5	Third Floor	22807.27	200 No's of Residential Units, Balcony, Lifts and Staircases
6	Fourth Floor	22798.75	200 No's of Residential Units, Balcony, Lifts and Staircases
7	Terrace Floor	795.67	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		164074.53	979 No's of Residential Units
8	FAR		1.996 < 2.25
9	Coverage		41.52% < 55%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
8. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Residents Welfare Association of building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
12. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB vide Consent No. AW-315990 PCB ID 83520 Dated: 06-11-2019 and Compliance of submissions made in the affidavits filed to this office.
13. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.

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14. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

**Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To
M/s Prestige Estates Projects Ltd., Rep by
Sri. Irfan Razack and others GPA Holder for
Sri. Austin Roach S/o Late Roach, Khata Holder
19, Brunton Road, Shanthinagar, Ward No.111
Bangalore – 560 025.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura) / AEE/ ARO (Marathhalli- Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy

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